

Purchasers and the Said Property hereby conveyed and transferred unto and to the Purchasers) the Vendor doth hereby grant sell, transfer **ALL THAT** piece or parcel of land containing by estimation an area of **1 (one) Bigha 4 (four) Cottah 15 (fifteen) Chhittack**, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, sheds and structures erected on parts thereof situate lying at and being the demarcated northern portion of **Municipal Premises No. 7, Convent Road, Police Station - Entally, Kolkata - 700014, Ward No. 55** within the Kolkata Municipal Corporation, more specifically described in the **SECOND SCHEDULE** hereunder written and for the sake of brevity hereinafter referred to as the **SAID PROPERTY** absolutely on as is where is basis but otherwise free from any other encumbrances, liabilities, charges, liens, lispens, trust, execution or attachments and/or acquisition or requisition, scheme or road alignment of the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority and/or any other authority in this behalf and all the estate, right, title, interest, inheritance, use, trust, property, claim and demand whatsoever **TOGETHER WITH** all buildings, structures, fixtures, erections sewers, ways, paths passage common yards, courtyards, walls boundary walls water, water courses and other fights, lights, liberties, privileges, easements, appendages and appurtenance whatsoever to the said messuage lands hereditaments and properties or thereunto belonging or which with the same or any part thereof now is or are or at any times heretofore was or were held used occupied or enjoyed the

therewith or reputed to belong or be appurtenant thereto and all the estate right, title interest, property claims or demand whatsoever of the Vendor into or upon the said messuages lands hereditaments and properties hereinbefore granted conveyed or otherwise expressed or intended so to be and every part thereof and the reversion or reversions remainder or remainders and the rents issued and profits thereof and/or every part thereof **AND TOGETHER WITH** all deeds, patahs or evidences of title exclusively relating to or concerning the said messuages land hereditaments and Properties herein before granted conveyed or otherwise expressed so to be and every part thereof which now or at any time or times hereafter shall or may be in possession, custody or control of the Vendor or any other person or persons from whom the Vendor may procure the same **TOGETHER ALSO WITH** all easements quasi-easements and other stipulations and provisions in connection with the beneficial use and enjoyment of the said properties **TOGETHER ALSO WITH** all and every manner of former and other rights, liberties, privileges, easements, profits, appendages and appurtenances whatsoever belonging to or in any way appertaining to or usually held or enjoyed therewith or reputed to belong or be appurtenant thereto and the reversion or reversions remainder or remainder and rents, issues and profits thereof and all the estate, right title, interest, properly claim and demand whatsoever both at law and in equity of the Vendor into and upon the said property or every part thereof **TO HAVE AND TO HOLD** the said property hereby granted sold conveyed transferred assured and assigned

or expressed or intended so to be unto and to the Purchasers herein absolutely and for ever.

**2. THE VENDOR DOTH COVENANT WITH THE PURCHASERS AS FOLLOWS:**

- (a) **THAT** notwithstanding any act deed matter or thing done executed committed or knowingly suffered to the contrary, the Vendor subject to what is mentioned hereinabove is now lawfully and rightfully and absolutely seized and possessed of or otherwise well and entitled to the said property and every part thereof for perfect and indefeasible estate of inheritance in free simple in possession of an estate equivalent thereto free from any other encumbrances, charges, liens lis-pendens, attachments, whatsoever without any manner or condition use or trust or other things whatsoever to alter defeat encumber or make void the same.
- (b) **THAT** notwithstanding any such act deed matter or thing whatsoever as aforesaid the Vendor has now good right, full power and absolute authority to grant, convey, transfer, assure the said property hereinbefore granted transferred conveyed assured and/or assigned or otherwise expressed and intended so to be unto and to the use of the Purchasers herein in the manner aforesaid subject to recitals in this conveyance and otherwise free from all encumbrances whatsoever according to true intent and meaning of these presents.
- (c) **THAT** it shall be lawful for the Purchasers at all times hereafter peacefully and quietly enter into, hold, possess, occupy and enjoy the said

property and receive the rents, issues and profits thereof without any lawful eviction, hindrance, interruption, disturbance, claim or demand whatsoever by the Vendor or any person or persons claiming any estate right, title and interest from under through or in trust for the Vendor or any of its predecessors in title freely and clearly and absolutely acquitted, exonerated and forever discharged.

- (d) **THAT** the Vendor has not at any time done or committed or knowingly suffered or been party or privy to any act deed matter or thing whereby the vendor is prevented from conveying the said property unto and to the Purchasers in the manner aforesaid or whereby the same or any part thereof are or is can or may be encumbered in any manner whatsoever however.
- (e) **THAT** the said vendor and all person or persons having lawfully or equitably claiming any estate or interest in the said property or any part thereof from under or in trust for the said vendor shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done or executed all such acts deeds matters and things for further better and more perfectly assuring the said property unto and to the Purchasers in the manner aforesaid as shall or may be reasonably required.
- (f) **That** the Purchasers shall save and except what is mentioned hereinabove be freed cleared and absolutely discharged saved harmless and kept indemnified against all claims, demands, encumbrances, mortgages,

charges, liens, attachments, uses, lispendens, *debutter*s, trusts, prohibitions, Income Tax attachment, financial institution charges, statutory prohibitions, acquisitions, requisitions, vestings and liabilities whatsoever created occasioned or made or suffered by the Vendor or any person or persons lawfully or equitably claiming as aforesaid.

- (g) **THAT** legal possession of the said property is handed over to the Purchasers simultaneous with the execution of these presents subject to the occupation of the lessee.

#### **FIRST SCHEDULE**

##### **(Said Premises)**

**ALL THAT** piece or parcel of land containing by estimation an area of 5 (five) Bighas 7 (seven) Cottah and 15 (fifteen) Chhittack, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, servant's quarters, shed and structures etc. erected on parts thereof situate, lying at and being Municipal Premises No. 7, Convent Road, (Formerly being two separate and independent Premises No. 7 Convent Road and Premises No.21 Canal Street) Police Station Entally, Kolkata 700014, Ward No. 55 within the Kolkata Municipal Corporation and butted and bounded as follows:

<b>On the North</b>	:	Partly by KMC Road and partly by 20, Canal Street;
<b>On the South</b>	:	Convent Road;
<b>On the East</b>	:	Canal Street;
<b>On the West</b>	:	6A, Convent Road;

**SECOND SCHEDULE**  
**(Said Property)**  
**[Subject Matter of Sale]**

**ALL THAT** piece or parcel of land containing by estimation an area of **1 (one) Bigha 4 (four) Cottah 15 (fifteen) Chhittack**, be the same a little more or less, **TOGETHER WITH** several brick built dwelling houses and other messuages, tenements, hereditaments, servant's quarters, shed and structures etc. erected on parts thereof having a total built up area of 12000 (twelve thousand) square feet, more or less, out of which built up area of pucca structure being around 7800 square feet and built up area of tile shed structure being around 4200 square feet, more or less, situate, lying at and being demarcated northern portion of the said Municipal Premises No. 7, Convent Road, Police Station Entally, Kolkata 700014, Ward No. 55 within the Kolkata Municipal Corporation delineated in a map or plan annexed hereto and bordered in colour **RED** thereon and butted and bounded as follows:

**On the North** : Partly by KMC Road and partly by 20, Canal Street;

**On the South** : Portion of 7 Convent Road;

**On the East** : Partly by 20, Canal Street & partly by Canal Street;

**On the West** : KMC Road;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Vendor has hereunto set and subscribed its hand and seal on the day month and year first above written.

*Salvatore Pennacchi*

[The Holy See]

[Vendor]



*Authorized Representative and Constituted Attorney of the Holy See*  
SALVATORE PENNACCHI  
HRG HEALTHCARE PVT. LTD.

*Sunil Garg*

Director / Authorised Signatory

(SUNIL GARG)

(HRG Health Care Private Limited)

HRG VYAPAAR PVT. LTD.

*Sunil Garg*

Director / Authorised Signatory

(HRG Vyapaar Private Limited)

MOONVIEW MARCOM PVT. LTD.

*Sunil Garg*

Authorised Signatory

(Moonview Marcom Private Limited)

Lovedeal Marketing Pvt. Ltd

*Sunil Garg*

Authorised Signatory

(Lovedeal Marketing Private Limited)

Ganadhip Tradecom Pvt. Ltd.

*Sunil Garg*

Authorised Signatory

(Ganadhip Tradecom Private Limited)

ALOKBARSHA TRADING PVT. LTD.

*Sunil Garg*

Authorised Signatory

(Alokbarsha Trading Private Limited)

Rosette Infrastructure Pvt. Ltd

*Sunil Garg*

Authorised Signatory

(Rosette Infrastructure Pvt. Ltd.)

BEVEL COMMERCIAL PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Bevel Commercial Private Limited)

AQUALINA PROJECTS PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Aqualina Projects Private Limited)

UPMOST RETAILS PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Upmost Retails Private Limited)

SWARNATURA REALTY PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Swarnatura Realty Private Limited)

ULTRASHINE MARKETING PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Ultrashine Marketing Private Limited)

ULTRAFOCUS DEVELOPERS PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Ultrafocus Developers Private Limited)

MOONLINK DEVCON PVT. LTD.

*Smriti Ganguly*  
Authorised Signatory

(Moonlink Devcon Private Limited)

EVERLASTING PROCON PRIVATE LIMITED

*Smriti Ganguly*  
Authorised Signatory

(Everlasting Procon Private Limited)

[Purchasers]

Witnesses:

Signature *[Signature]*

Name ARNALDO CATALAN

Father's Name MARIANO

Address 50-C NITTI MARG  
CAHNAK GARDEN, NEW DELHI

Signature *[Signature]*

Name HANUJ SHARMA

Father's Name Lata B. Sharma

Address 15B2/2, Rajdauga Main  
Road, Kolkata - 107

Drafted by

*Ardip Agarwal*

Advocate

Enrolment No. F/970/945/92

High Court  
Calcutta

**RECEIPT AND MEMORANDUM OF CONSIDERATION**

Received from the within named Purchasers the within mentioned sum of Rs.3,35,25,000/- (Rupees three crore thirty five lac twenty five thousand only) towards full and final payment of the total consideration for sale of the Said Property described in the Schedule hereto in the following manner:

Demand Draft No.	Date	Bank	Amount (Rs.)
493263	03/08/2011	HSBC Bank	1,00,00,000/-
596155	18/04/2012	ING Vysya Bank	90,00,000/-
596203	19/04/2012	ING Vysya Bank	90,00,000/-
596218	21/04/2012	ING Vysya Bank	55,25,000/-
		Total	<u>3,35,25,000/-</u>

*[Handwritten Signature]*

[The Holy See]

[Vendor]



Witnesses:

Signature

*[Handwritten Signature]*

Name

ARUALDO CATALAN

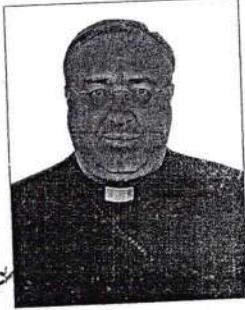
Signature

*[Handwritten Signature]*

Name

MANOJ SHARMA.

**SPECIMEN FORM FOR TEN FINGERPRINTS**



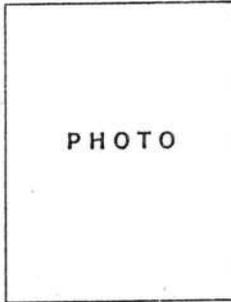
*K*

<i>Robert Pineda</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



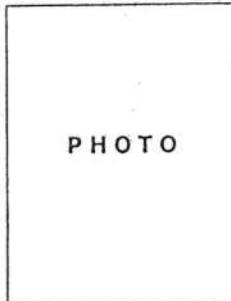
*S*

<i>Samuel Gray</i>	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

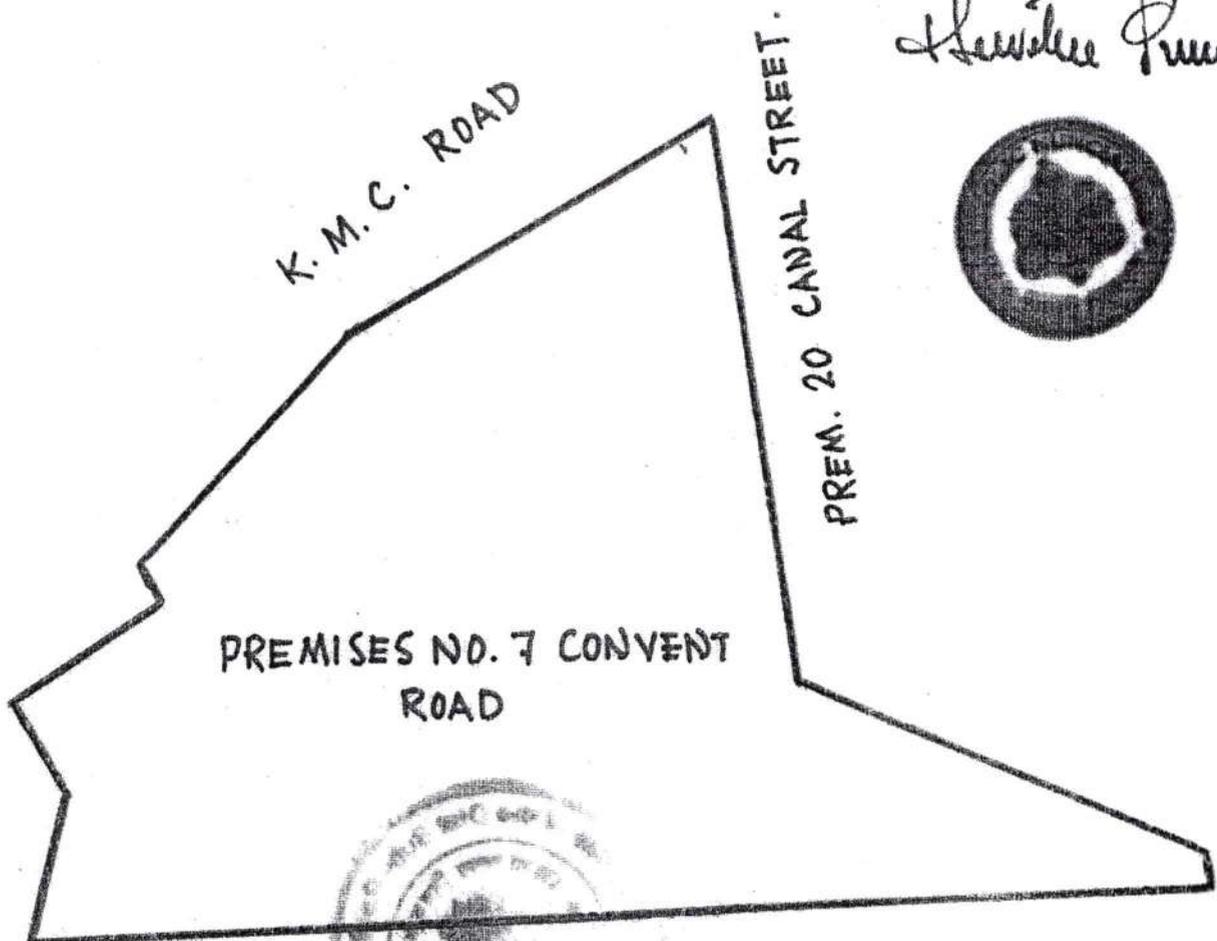
	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



PHOTO

	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PLAN OF 7, CONVENT ROAD, KOLKATA - 14.  
 AND AREA : 24K 15CH.



*Handwritten signature*



PREMISES NO. 7 CONVENT ROAD

PART OF 7, CONVENT ROAD

MOONLINK DEVC

HRG HEALTHCARE PVT. LTD.  
*Sumit Ganguly*  
 Director / Authorised Signatory

Lovedeal Marketing Pvt. Ltd  
*Sumit Ganguly*  
 Authorised Signatory

BEVEL COMMERCIAL PVT. LTD.  
*Sumit Ganguly*  
 Authorised Signatory

HRG VYAPAAR PVT. LTD.  
*Sumit Ganguly*  
 Director / Authorised Signatory

Ganadhip Tradecom Pvt. Ltd.  
*Sumit Ganguly*  
 Authorised Signatory

Aquallna Projects Pvt. Ltd,  
*Sumit Ganguly*  
 Authorised Signatory

MOONVIEW MARCOM PVT. LTD.  
*Sumit Ganguly*  
 Authorised Signatory

ALOKBARSHA TRADING PVT. LTD.  
*Sumit Ganguly*  
 Authorised Signatory

UPMOST RETAILS PVT. LTD.  
*Sumit Ganguly*  
 Authorised Signatory

Rosette Infrastructure Pvt, Ltd  
*Sumit Ganguly*  
 Authorised Signatory

SWARNATURA REALTY PVT. LTD.  
*Sumit Ganguly*  
 Authorised Signatory



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03793 of 2012  
(Serial No. 03708 of 2012)

On

Payment of Fees:

On 24/04/2012

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17.40 hrs on :24/04/2012, at the Private residence by Mr. Sunil Garg  
, Claimant.

Admission of Execution(Under Section 58,W.B.Registration Rules,1962)

Execution is admitted on 24/04/2012 by



*Rajendra Prasad Upadhyay*  
Dist. Sub-Registrar - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03793 of 2012  
(Serial No. 03708 of 2012)

1. Mr. Sunil Garg  
Authorized Signatory, H R G Health Care Pvt. Ltd. ( P A N - A A C C H 6099 R ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Director, H R G Vyapaar Pvt. Ltd. ( P A N A A C C H 6100 P ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Moonview Marcom Pvt. Ltd. ( P A N - A A H C M 8488 L ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Lovedeal Marketing Pvt. Ltd. ( P A N A A C C L 2347 Q ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Ganadhip Tradecom Pvt. Ltd. ( P A N - A A E C G 6687 L ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Director, Alokbarsha Trading Pvt. Ltd. ( P A N - A A K C A 4340 C ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Rosette Infrastructure Pvt. Ltd ( P A N - A A F C R 7925 K ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Bevel Commercial Pvt. Ltd ( P A N - A A E C B 9549 A ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Director, Aqualina Projects Pvt. Ltd ( P a N - A A K C A 4353 K ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Upmost Retails Pvt. Ltd. ( P A N - A A B C U 4291 M ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Swarnatura Realty Pvt. Ltd. ( P A N - A A R C S 2976 D ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Ultrashine Marketing Pvt. Ltd ( P a N - A A B C U 4292 J ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Ultrafocus Developers Pvt. Ltd. ( P A N - A A B C U 4293 K ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
Authorized Signatory, Moonlink Develcon Pvt. Ltd. ( P A N - A A H C M 6619 D ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .



*(Signature)*  
Rajendra Prasad Upadhy  
District Sub-Registrar-III of South 24-Parganas



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03793 of 2012  
(Serial No. 03708 of 2012)

Authorized Signatory, Everlasting Procon Pvt. Ltd. ( P A N - A A C C E 9245 L ), 4/1, Middleton Street, Kolkata, Thana:-Shakespeare Sarani, District:-Kolkata, WEST BENGAL, India, P.O. :- Pin :-700071 .  
, By Profession : Business

Identified By Manoj Sharma, son of Late B Sharma, 1582/2, Raj Danga Main Rd., Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 , By Caste: Hindu, By Profession: Advocate.

**Executed by Attorney**

Execution by

1. Archbishop Salvatore Pennacchio, son of . . , 50 - C , Nitimarg , Chanakyapuri , New Delhi, District:-New Delhi, DELHI, India, P.O. :- Pin :-110021 By Caste Hindu By Profession: Others,as the constituted attorney of The Holy See . is admitted by him.

Identified By Manoj Sharma, son of Late B Sharma, 1582/2, Raj Danga Main Rd., Kolkata, Thana:-Kasba, District:-South 24-Parganas, WEST BENGAL, India, P.O. :- Pin :-700107 , By Caste: Hindu, By Profession: Advocate.

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 25/04/2012**

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs.-4,67,99,785/-

Certified that the required stamp duty of this document is Rs.- 3276005 /- and the Stamp duty paid as: Impresive Rs.- 5000/-

( Ashoke Kumar Biswas )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS

**On 02/05/2012**

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 23, 4 of Indian Stamp Act 1899.

**Payment of Fees:**

Amount By Cash



District Sub-Registrar - III  
South 24 Parganas

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS



Government Of West Bengal  
Office Of the D.S.R.-III SOUTH 24-PARGANAS  
District:-South 24-Parganas

Endorsement For Deed Number : I - 03793 of 2012  
(Serial No. 03708 of 2012)

Rs. 0.00/-, on 02/05/2012

Amount by Draft

Rs. 514835/- is paid , by the draft number 343146, Draft Date 24/04/2012, Bank Name State Bank of India, S B I, Calcutta, received on 02/05/2012

( Under Article : A(1) = 514789/- ,E = 14/- ,H = 28/- ,M(b) = 4/- on 02/05/2012 )

**Deficit stamp duty**

Deficit stamp duty Rs. 3271105/- is paid, by the draft number 343148, Draft Date 24/04/2012, Bank Name State Bank of India, S B I, Calcutta, received on 02/05/2012

( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH  
24-PARGANAS



*Rajendra Prasad Upadhyay*  
DISTRICT SUB-REGISTRAR-III  
of South 24 Parganas  
( Rajendra Prasad Upadhyay )  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS

date of Registration under section 60 and Rule 69.

Registered in Book - I  
Volume number 8  
Page from 8908 to 8940  
being No 03793 for the year 2012.



*Rajendra Prasad Upadhyay*  
D.S. RAJI  
South 24 Parganas  
Alipore

(Rajendra Prasad Upadhyay) 03-May-2012  
DISTRICT SUB-REGISTRAR-III OF SOUTH 24-PARGANAS  
Office of the D.S.R. - III SOUTH 24-PARGANAS  
West Bengal